

SECTION 7 NEIGHBORHOOD COMMERCIAL (NC)

7.1 Purpose.

This chapter establishes the Neighborhood Commercial Sub-District and standards specifically applicable within the Sub-District. The purpose of this Sub-District is to provide for small-scale Commercial, while maintaining compatibility with adjacent Residential land uses and agricultural activities.

7.2 Uses Allowed By Right.

Uses allowed by right in the NC Zoning Sub-District are listed below. With the exception of Agriculture and Agriculture-related Structures, any new construction associated with Principal Uses requires an administrative land use permit from the Planning Department prior to any construction. See Section 2.3 for the permitting process.

Use	Comments
Agriculture and agricultural activity	
Bars	
Condominiums	Residential Condominiums must meet the density requirements of Section 7.6
Day Care	Includes Family, Group, and Center
Essential Services, Type I	
Financial Institutions and Services	
Health and Exercise Services	
Home-Based Businesses and Home Occupations	
medical and dental clinics	
Mobile Home Parks	
Offices	Excluding commercial antennas.
Public/Quasi-Public Uses	
Religious organizations and places of Worship	
Repair, Light Goods	
Residential	Includes single-family residences up to and including four-plexes (including Apartments), accessory uses, Guesthouses, and Caretakers Residences. Accessory Dwelling Units shall not exceed more than two.
Restaurants	Excluding drive-through windows
Riding Stables	
Schools	

Services, Personal and Business	
wind and solar towers	

7.3 Conditional Uses.

Conditional uses allowed in the NC Zoning District are listed below and will require a CUP pursuant to Section 2.4 prior to commencement.

Use	Comments
automobile fuel sales	
Bed and Breakfast Inns	
Boarding Houses	
building height exceeding section 7.5	
car washes	
Communication Towers	Outside of platted subdivisions
Community Centers	
Essential Services, Type II	
Extended Care (Nursing and Residential Care)	
golf courses and country clubs	
non-conforming uses, expansion	
Opencut Operations (AKA Gravel Mine)	
Repair	
Residential	Residential uses exceeding four-plex Units
Restaurants	Including drive-through windows
Special Events Facilities	
Warehousing	self-storage only

7.4 Required Property Line Setbacks.

7.4.1 Setbacks. There are no minimum property line setbacks. Property line setbacks are controlled by the Landscape Buffers described in Section 9.2.5.

7.4.2 Exemptions. When a Lot owner owns multiple Lots, Landscape Buffers for the common interior property line do not apply and Lot owners may build across Lot lines. Landscaped buffers apply on the outer Lot lines.

7.5 Building Height.

Unless otherwise excepted by Section 7.5.1 or allowed pursuant a CUP, the height of all new Structures shall be limited to 50 feet as measured from the lowest point of the finished grade to the highest structural point of the roof. A building height of greater than 50 feet requires a CUP pursuant to Section 2.4.

- 7.5.1 Exemptions. The construction of a new Agricultural Structure or the addition to an existing Agricultural Structure is not subject to the requirements of Section 7.5.

7.6 Density.

- 7.7.1 Commercial Density. There are no density requirements for commercial subdivision.
- 7.7.2 Residential Density. The number of Lots allowed is based on Gross Average Density. There is no minimum Lot size; Lots may be any size as long as the overall density of the project does not exceed that allowed by this section. Base Density in the NC subdistrict shall not exceed 1.75 Units per acre.
- 7.7.3 Residential Fractional Density. If the number of allowable Units result in a fractional number, the fractional number shall be rounded off to the nearest whole number to determine the allowable Units per project. For the purposes of rounding off, 0.5 and above shall be rounded up to the next highest number, and 0.49 and below shall be rounded down to the next lowest number.

7.7 Additional Standards.

- 7.7.1 Commercial Building Footprints. Commercial building footprints shall not exceed 5,000 square feet.
- 7.7.2 Boundary. The NC Sub-District does not correspond to property boundaries or section lines. The boundary shall be measured as follows:
- A. **T1S R5E Section 31:** The NC Sub-District boundary shall be measured 330 feet, or 1/16 of a mile, west of the right-of-way of Love Lane and north of the right-of-way of Baxter Lane;
 - B. **T1S R5E Section 32:** The NC Sub-District boundary shall be measured 330 feet, or 1/16 of a mile, east of the right-of-way of Love Lane and north of the right-of-way of Baxter Lane;
 - C. **T2S R5E Section 5:** The NC Sub-District boundary shall be measured 330 feet, or 1/16 of a mile, east of the right-of-way of Love Lane and south of the right-of-way of Baxter Lane;
 - D. **T2S R5E Section 6:** The NC Sub-District boundary shall be measured 330 feet, or 1/16 of a mile, west of the right-of-way of Love Lane and south of the right-of-way of Baxter Lane;
- 7.7.3 Development Standards. Refer to Section 9 for Development Standards.
- 7.7.4 Other Requirements. Landowners are reminded that other federal, state, and local approvals may be required, including but not limited to approval for sanitation and water supply facilities, demonstration of adequate water rights, access or system impact

approvals from Gallatin County and/or the Montana Department of Transportation, compliance with covenants, or any other federal, state, or local approvals required by law.